



21 West Mains Road

BLACKFORD | EDINBURGH | EH9 3BG



MURRAY
BEITH
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21 West Mains Road is a spacious, semi-detached family home with garage and driveway parking. The property has been extended to create a dining room and kitchen to the rear of the property as well as a 4th bedroom on the top floor.

Ground Floor: Welcoming hall with storage cupboard; spacious sitting room with south-facing bay window and a real flame gas fire providing a great focal point to the room; fitted kitchen with a range of wall mounted and floor standing units and integrated appliances; dining room with views to the rear garden; utility room with wall mounted and floor standing units; shower room with white three-piece suite.

First Floor: Principal double bedroom with built-in-wardrobes; double bedroom 2 with built-in-wardrobes; double bedroom 3 with cupboard; shower room with white three-piece suite.

Second Floor: Double bedroom with built-in-wardrobes and under-eyes storage; office / music room.

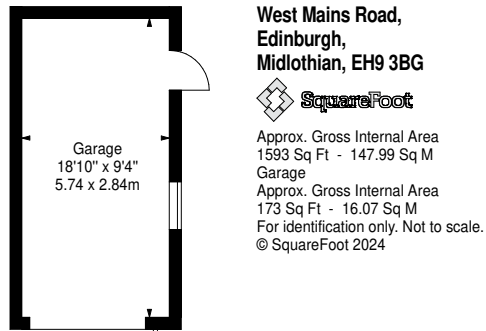
Single garage with up-and-over door; driveway parking with further unrestricted parking available in the surrounding streets.

South facing front garden chipped for easy maintenance with mature shrubs; rear garden with lawn, patio and mature borders.

Integrated appliances include the oven and grill, induction hob, fridge freezer and dishwasher, which together with the washing machine are all included in the sale. All standard fixtures and fittings are included in the sale and whilst believed to be in reasonable working order are strictly "sold as seen".

The Scottish Conveyancers Forum guidance indicates that is not appropriate for solicitors to be involved in checking compliance with the rules surrounding interlinked smoke alarms and heat detectors. No warranty is given that any such inter-linked system has been installed in this property.

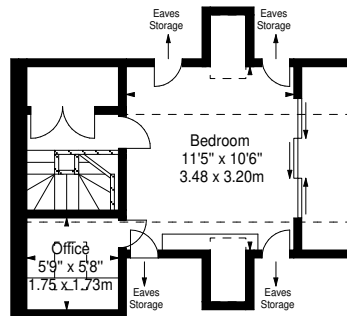




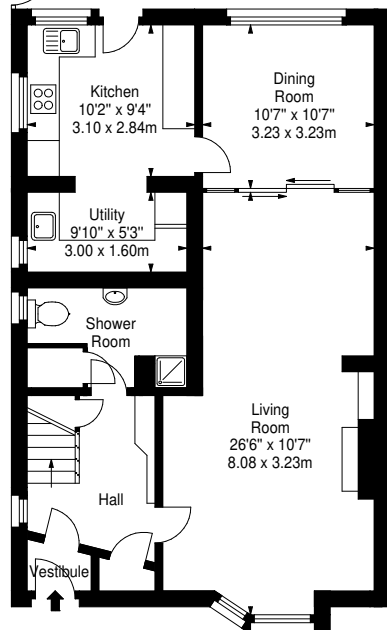
West Mains Road,
Edinburgh,
Midlothian, EH9 3BG



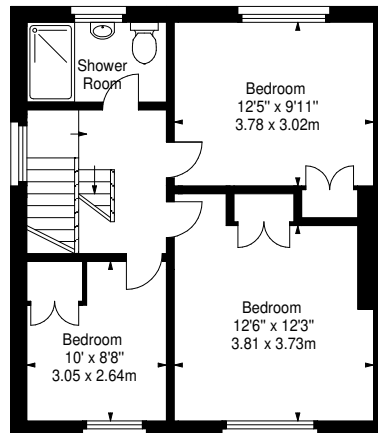
Approx. Gross Internal Area
1593 Sq Ft - 147.99 Sq M
Garage
Approx. Gross Internal Area
173 Sq Ft - 16.07 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Second Floor



Ground Floor



First Floor

Location

West Mains Road sits in the popular district of Blackford, a highly sought-after residential neighbourhood to the south of the city centre. The area is served by an excellent range of local amenities, including comprehensive shopping at Cameron Toll with its multitude of shops including a Sainsbury superstore and petrol station. Leisure and recreational facilities include the Hermitage of Braid and Blackford Hill Nature Reserve and Arthur's Seat and the wide-open spaces of Holyrood Park. Several golf courses, including Prestonfield and Craigmillar Park, are also easily accessible. Local schooling in both the private and public sectors is well-represented from nursery to secondary level, and the location is also convenient for those working or studying at the Edinburgh University Kings Buildings. There is good road access to the City Bypass and to the main motorway network of central Scotland and the numbers 12, 24 and 38 bus services connecting to the City Centre are available from West Mains Road.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2024 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.